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REPORT OF THE ECONOMIC AND SOCIAL COUNCIL

International co-operation to address and mitigate the consequences of the accident at the Chernobyl nuclear power plant

Report of the First Committee

Rapporteur: Mr. Latévi Modem LAWSON-BETUM (Togo)

1. At its 3rd plenary meeting, on 21 September 1990, the General Assembly, on the recommendation of the General Committee, decided to include the item entitled "Report of the Economic and Social Council" in its agenda. The General Assembly also decided to allocate chapter III, section D, "International co-operation to address and mitigate the consequences of the accident at the Chernobyl nuclear power plant" of the report to the First Committee and to the Second Committee.

2. At its 50th meeting, on 30 November 1990, the First Committee, on the basis of a proposal made by the Chairman, decided to take no action on the item, on the understanding that it would receive comprehensive consideration in the Second Committee.

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PROHIBITION OF THE DEVELOPMENT AND MANUFACTURE OF NEW TYPES OF WEAPONS OF MASS DESTRUCTION AND NEW SYSTEMS OF SUCH WEAPONS: REPORT OF THE CONFERENCE ON DISARMAMENT

Report of the First Committee

Rapporteur: Mr. Latévi Modem LAWSON-BETUM (Togo)

I. INTRODUCTION

1. The item entitled "Prohibition of the development and manufacture of new types of weapons of mass destruction and new systems of such weapons: report of the Conference on Disarmament" was included in the provisional agenda of the forty-fifth session of the General Assembly in accordance with Assembly resolution 43/72 of 7 December 1988.

2. At its 30th plenary meeting, on 15 October 1990, the General Assembly, on the proposal of the Secretary-General (A/45/235), decided to allocate item 155 to the First Committee.

3. At its 2nd meeting, on 9 October 1990, the First Committee decided to hold a general debate on the disarmament items allocated to it, namely, items 45 to 66. At its 4th meeting, on 16 October, the First Committee decided to consider jointly with other disarmament items agenda item 155. The deliberations on those items took place between the 3rd and 23rd meetings, from 15 to 30 October (see A/C.1/45/PV.3-23). Consideration of and action on draft resolutions on those items took place between the 24th and 39th meetings, from 2 to 16 November (see A/C.1/45/PV.24-39).

4. In connection with item 155, the First Committee had before it the following document: report of the Conference on Disarmament. 1/

II. CONSIDERATION OF DRAFT RESOLUTIONS A/C.1/45/L.27 AND Rev.1

5. On 31 October, Bulgaria, the Byelorussian Soviet Socialist Republic, Czechoslovakia, the Lao People's Democratic Republic, Mongolia, the Ukrainian Soviet Socialist Republic, the Union of Soviet Socialist Republics and Viet Nam submitted a draft resolution entitled "Prohibition of the development and manufacture of new types of weapons of mass destruction and new systems of such weapons" (A/C.1/45/L.27).

6. On 9 November, Afghanistan, Austria, Benin, Bulgaria, the Byelorussian Soviet Socialist Republic, Canada, Czechoslovakia, India, Italy, the Lao People's Democratic Republic, Mongolia, the Netherlands, the Ukrainian Soviet Socialist Republic, the Union of Soviet Socialist Republics, the United Kingdom of Great Britain and Northern Ireland and Viet Nam submitted a revised draft resolution (A/C.1/45/L.27/Rev.1), which was introduced by the representative of the Byelorussian Soviet Socialist Republic at the 34th meeting, on 12 November. The draft resolution contained the following changes:

(a) In the second preambular paragraph, "Bearing in mind" was replaced by "Noting";

(b) Operative paragraph 5, which had read:

> "5. Requests the Conference on Disarmament to report annually on the results of its consideration of these questions to the General Assembly",

was revised to read:

> "5. Requests the Conference on Disarmament to continue the practice of reporting the results of its consideration of these questions in its annual report to the General Assembly";

(c) In operative paragraph 6, "forty-seventh session" was replaced by "forty-eighth session".

7. At the same meeting, the Committee adopted draft resolution A/C.1/45/L.27/Rev.1 without a vote (see para. 8).

1/ Official Records of the General Assembly, Forty-fifth Session, Supplement No. 27 (A/45/27).

RECOMMENDATION OF THE FIRST COMMITTEE

8. The First Committee recommends to the General Assembly the adoption of the following draft resolution:

Prohibition of the development and manufacture of new types of weapons of mass destruction and new systems of such weapons

The General Assembly,

Recalling its previous resolutions on the prohibition of the development and manufacture of new types of weapons of mass destruction and new systems of such weapons,

Noting paragraph 77 of the Final Document of the Tenth Special Session of the General Assembly, 2/

Determined to prevent the emergence of new types of weapons of mass destruction that have characteristics comparable in destructive effect to those of weapons of mass destruction identified in the definition of weapons of mass destruction adopted by the United Nations in 1948, 3/

Noting that in the course of its 1989 and 1990 sessions the Conference on Disarmament considered the item entitled "New types of weapons of mass destruction and new systems of such weapons; radiological weapons",

Taking into account the sections of the reports of the Conference on Disarmament relating to this question, 4/

1. Reaffirms that effective measures should be undertaken to prevent the emergence of new types of weapons of mass destruction;

2. Requests the Conference on Disarmament, in the light of its existing priorities, to keep under review, with expert assistance, as appropriate, the questions of the prohibition of the development and manufacture of new types of weapons of mass destruction and new systems of such weapons with a view to making, when necessary, recommendations on undertaking specific negotiations on the identified types of such weapons;

2/ Resolution S-10/2.

3/ The definition was adopted by the Commission for Conventional Armaments (see S/C.3/32/Rev.1).

4/ Official Records of the General Assembly, Forty-fourth Session, Supplement No. 27 (A/44/27), sect. III.G and ibid., Forty-fifth Session, Supplement No. 27 (A/45/27), sect. III.G.

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3. Calls upon all States, immediately following the recommendation of the Conference on Disarmament, to give favourable consideration to these recommendations;

4. Requests the Secretary-General to transmit to the Conference on Disarmament all documents relating to the consideration of this item by the General Assembly at its forty-fifth session;

5. Requests the Conference on Disarmament to continue the practice of reporting the results of its consideration of these questions in its annual report to the General Assembly;

6. Decides to include in the provisional agenda of its forty-eighth session the item entitled "Prohibition of the development and manufacture of new types of weapons of mass destruction and new systems of such weapons: report of the Conference on Disarmament".

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JOINT INSPECTION UNIT

Report of the Fifth Committee

Rapporteur: Mr. Shamel NASSER (Egypt)

I. INTRODUCTION

1. At its 3rd plenary meeting, on 21 September 1990, the General Assembly decided to include in the agenda of its forty-fifth session the item entitled "Joint Inspection Unit" and to allocate it to the Fifth Committee, on the understanding that the reports of the Joint Inspection Unit dealing with subject-matter assigned to the other Committees would be also referred also to those Committees.

2. For its consideration of the item, the Fifth Committee had before it the report of the Joint Inspection Unit, 1/ a note by the Secretary-General transmitting the work programme of the Unit for 1990 and the nucleus of its work programme for 1991-1992 (A/45/117, annex) and the report of the Secretary-General on the implementation of the recommendations of the Unit (A/45/441).

3. The Committee considered the item at its 3rd, 5th, 7th, 8th, 28th and 32nd meetings, on 5, 9, 12 and 15 October and 14 and 21 November 1990. Comments and observations made in the course of the Committee's consideration of the item are reflected in the relevant summary records (A/C.5/45/SR.3, 5, 7, 8, 28 and 32). The Committee considered another report of the Joint Inspection Unit in the context of its consideration of agenda item 122 (Administrative and budgetary co-ordination of the United Nations with the specialized agencies and the International Atomic Energy Agency).

1/ Official Records of the General Assembly, Forty-fifth Session, Supplement No. 34 (A/45/34).

II. CONSIDERATION OF PROPOSALS

4. At the 28th meeting, on 14 November 1990, following informal consultations, the Vice-Chairman of the Committee introduced a draft resolution (A/C.5/45/L.4), which read as follows:

"The General Assembly,

"Recalling its resolutions 41/213 of 19 December 1986 and 42/218 of 21 December 1987 and other recent relevant resolutions,

"Having considered the annual report of the Joint Inspection Unit on its activities during the period 1 July 1989 to 30 June 1990, 1/ the work programme of the Unit for 1990 and the nucleus of its work programme for 1991-1992 2/ and the report of the Secretary-General on the implementation of the recommendations of the Unit, 3/

"Reiterating the importance of a detailed and timely consideration of the reports of the Joint Inspection Unit, particularly by Member States and the organizations concerned,

"Urging the executive heads and governing bodies of participating organizations of the Joint Inspection Unit to take full advantage of the resources of the Unit and to give due attention to its reports and recommendations,

"1. Takes note of the annual report of the Joint Inspection Unit 1/ and of its work programme for 1990 2/ and the report of the Secretary-General on the implementation of the recommendations of the Unit; 3/

"2. Expresses appreciation to the Joint Inspection Unit for the reform measures it has introduced to improve the quality and effectiveness of its work;

"3. Encourages the Joint Inspection Unit to continue to take into account the following measures in order to enhance further the usefulness of its reports to the governing bodies of the participating organizations:

"1/ Official Records of the General Assembly, Forty-fifth Session, Supplement No. 34 (A/45/34).

"2/ A/45/117, annex.

"3/ A/45/441.

"(a) To make a more selective approach in drawing up its work programme to give greater attention to management, budgetary and administrative issues, including those identified by the Advisory Committee on Administrative and Budgetary Questions in its report on the administrative and budgetary co-ordination of the United Nations with the specialized agencies and the International Atomic Energy Agency, and by the Board of Auditors in its audit opinions and reports, as well as those areas of the United Nations system undergoing reform;

"(b) To make every possible effort to issue its reports well in advance of meetings of the governing bodies of its participating organizations, in particular the General Assembly, and of the relevant subsidiary bodies, to ensure that the comments of the Secretary-General and those of the Administrative Committee on Co-ordination, where pertinent, are issued in accordance with existing regulations for the timely receipt of documentation;

"(c) To make every effort to shorten its reports, using comparative tables and graphics whenever appropriate, and to include therein an executive summary of its recommendations in order to facilitate the consideration of its reports;

"(d) To provide a more detailed commentary in its annual report to the General Assembly on the implementation of its recommendations by the United Nations and by the other participating organizations of the Unit;

"(e) To concentrate on specific and practical operational problems and to address more precisely defined questions;

"4. Requests the Secretary-General to review the research and analytical capacity of the Joint Inspection Unit in the context of the proposed programme budget of the United Nations for 1992-1993, taking into account the implementation of recommendation 15 of the Group of High-Level Intergovernmental Experts to Review the Efficiency of the Administrative and Financial Functioning of the United Nations; 4/

"5. Notes with appreciation the report on budgeting in organizations of the United Nations system, 5/ which may encourage the harmonization of procedures within the United Nations system, and notes in particular the recommendations contained in the report to facilitate a more equitable and comparable development of budgeting of the organizations in the system;

"4/ Official Records of the General Assembly, Forty-first Session, Supplement No. 49 (A/41/49).

"5/ A/45/130 and Add.1.

"6. Requests the Secretary-General and the Joint Inspection Unit, in bringing to the attention of the appropriate bodies of the United Nations all reports of the Unit on matters within their respective spheres of competence, to arrange for the earliest possible introduction of reports of the Unit;

"7. Invites Governments that are represented on the governing bodies of organizations and programmes for which the Joint Inspection Unit has issued reports to ensure that the reports are given full consideration;

"8. Encourages all governing bodies of organizations and programmes to invite, when appropriate, a representative of the Joint Inspection Unit to be present at their meetings when considering the reports of the Unit;

"9. Requests the Secretary-General to bring the present resolution to the attention of the executive heads of the participating organizations of the Joint Inspection Unit and to transmit to the General Assembly at its forty-sixth session a report on actions taken by those organizations to enhance consideration of the Unit's reports by the respective governing bodies."

5. At the 32nd meeting, on 21 November 1990, following informal consultations, the Vice-Chairman of the Committee introduced a revised draft resolution (A/C.5/45/L.4/Rev.1).

6. At the same meeting, the Fifth Committee adopted draft resolution A/C.5/45/L.4/Rev.1, without objection (see para. 8).

7. Also at the same meeting, the representative of the United Kingdom of Great Britain and Northern Ireland made a statement in explanation of position.

III. RECOMMENDATION OF THE FIFTH COMMITTEE

8. The Fifth Committee recommends to the General Assembly the adoption of the following draft resolution:

Joint Inspection Unit

The General Assembly,

Recalling its resolutions 31/192 of 22 December 1976, 41/213 of 19 December 1986 and 42/218 of 21 December 1987 and other recent relevant resolutions,

Having considered the report of the Joint Inspection Unit on its activities during the period 1 July 1989 to 30 June 1990, 2/ the work programme of the Unit for 1990 and the nucleus of its work programme for 1991-1992 3/ and the report of the Secretary-General on the implementation of the recommendations of the Unit, 4/

Expressing its appreciation to the Joint Inspection Unit for the reform measures it has introduced to improve further its working methods and the quality of its work,

Reiterating the importance of a detailed and timely consideration of the reports of the Joint Inspection Unit, particularly by Member States and the organizations concerned,

Urging the executive heads and governing bodies of participating organizations of the Joint Inspection Unit to take full advantage of the resources of the Unit and to give due attention to its reports and recommendations,

1. Takes note of the annual report of the Joint Inspection Unit 2/ and of its work programme for 1990 3/ and the report of the Secretary-General on the implementation of the recommendations of the Unit; 4/

2. Encourages the Joint Inspection Unit to continue to take into account the following measures in order to enhance further the usefulness of its reports to the governing bodies of the participating organizations:

(a) To take a more selective approach in drawing up its work programme to give greater attention to management, budgetary and administrative issues, including those identified by the Advisory Committee on Administrative and Budgetary Questions in its report on the administrative and budgetary co-ordination of the United Nations with the specialized agencies and the International Atomic Energy Agency, and by the Board of Auditors in its audit opinions and reports, as well as those areas of the United Nations system undergoing reform;

(b) To make every possible effort to issue its reports well in advance of the meetings of the governing bodies of its participating organizations, in particular the General Assembly, and of the relevant subsidiary bodies, to ensure that the comments of the Secretary-General and those of the Administrative Committee on Co-ordination, where pertinent, are issued in accordance with existing regulations for the timely receipt of documentation;

(c) To make every effort to shorten its reports, using comparative tables and graphics whenever appropriate, and to include therein an executive summary of its recommendations in order to facilitate the consideration of its reports;

2/ Ibid.

3/ A/45/117, annex.

4/ A/45/441.

(d) To provide a more detailed commentary in its annual report to the General Assembly on the implementation of its recommendations by the United Nations and by the other participating organizations of the Unit;

(e) To concentrate on specific and practical operational problems and to address more precisely defined questions;

3. Requests the Secretary-General to review, in the context of the proposed programme budget for the biennium 1992-1993, the research and analytical capacity of the secretariat of the Joint Inspection Unit in order to enhance its performance, with due respect to the statute of the Unit;

4. Notes with appreciation the report of the Joint Inspection Unit on budgeting in organizations of the United Nations system, 5/ which may encourage the harmonization of procedures within the United Nations system, and notes in particular the recommendations contained in the report to facilitate a more equitable and comparable development of budgeting of the organizations in the system;

5. Requests the Secretary-General and the Joint Inspection Unit, in bringing to the attention of the appropriate bodies of the United Nations all reports of the Unit on matters within their respective spheres of competence, to arrange for the earliest possible introduction of reports of the Unit;

6. Invites Governments that are represented on the governing bodies of organizations and programmes for which the Joint Inspection Unit has issued reports to ensure that the reports are given full consideration;

7. Encourages all governing bodies of the organizations and programmes to invite, when appropriate, a representative of the Joint Inspection Unit to be present at their meetings when considering the reports of the Unit;

8. Requests the Secretary-General to bring the present resolution to the attention of the executive heads of the participating organizations of the Joint Inspection Unit and to transmit to the General Assembly at its forty-sixth session a report on actions taken by those organizations to enhance consideration of the reports of the Unit by the respective governing bodies.

5/ A/45/130 and Add.1.

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REVIEW OF THE EFFICIENCY OF THE ADMINISTRATIVE AND FINANCIAL FUNCTIONING OF THE UNITED NATIONS

Facilities management

Report of the Secretary-General

I. INTRODUCTION

1. At the forty-fourth session of the General Assembly, the Advisory Committee on Administrative and Budgetary Questions was informed by representatives of the Secretary-General that a long-term major maintenance programme was being developed for all premises owned by the United Nations. Observing that the postponement of necessary maintenance often results in more costly repairs in the long run, the Advisory Committee encouraged an overall co-ordinated approach. 1/

2. The present report is submitted within the context of the reviews of the efficiency of the administrative and financial functioning of the United Nations, especially the remarks in paragraphs 33 and 34 of the report of the Secretary-General on that subject (A/45/226), as well as in the medium-term plan (A/45/6 (Prog. 43), para. 43.16), in which facilities management is identified as a priority subprogramme. The development of a globally integrated approach to facilities management is deemed central for the administrative and financial efficiency of this programme, given the magnitude of the capital investment involved.

3. The present report includes data on the principal properties occupied by the United Nations world wide, and discusses the implications for long-range major maintenance and the modernization of the existing buildings. The technical, administrative and budgetary basis for a globally integrated and co-ordinated facilities management policy is outlined.

4. Annex I to the present report also presents Member States for the first time with an inventory of the properties and buildings owned or occupied by the Organization at the principal duty stations. Annexes II and III provide data on the valuation and legal aspects of the properties at each location. An addendum to the present report will provide historical background and further detailed descriptions of the properties and buildings covered in this report.

5. During the medium-term plan period 1992-1997, the Secretary-General intends to develop an integrated and co-ordinated management policy for the principal facilities occupied by the Organization. Development of this policy will be co-ordinated by the Office of General Services in New York, in close collaboration with the administrations at other duty stations. Policy objectives will be detailed, comprehensive data bases will be prepared to facilitate programme development and implementation, and standards and guidelines for long-range maintenance and operations will be elaborated. For technical purposes the integrated major maintenance programme will be based on a long-range planning period of 10 to 15 years. However, medium-term plans and biennial programme budget proposals will continue to be presented on the mandated six-year and two-year cycles, but with greater emphasis on the co-ordination and integration of programme elements and on budgetary consistency over time.

6. The report surveys all major properties occupied by the United Nations, owned and leased, since there are administrative and financial implications for facilities management and major maintenance under either occupancy condition. The properties included are located at Addis Ababa, Baghdad, Bangkok, Geneva, The Hague, Jerusalem, Nairobi, New York, Santiago and Vienna.

II. PROGRAMME CONTEXT OF FACILITIES MANAGEMENT

7. Since 1945, the activities of the United Nations have increased in scope, complexity and geographic diversity which has led to a necessary and parallel growth in the physical facilities used by the Organization. In fact, throughout its history there have been few periods when there was not at least one major construction project under way to meet the continually expanding requirements of the United Nations for facilities.

8. The survey of properties reveals that the real estate currently administered by the United Nations is quite extensive in physical and economic terms, that there has been a continuous growth in its extent over time by acquisition or lease at nominal or no cost and that there is a steadily increasing number of buildings over 40 years old. At the locations surveyed, the United Nations sites total 171.47 hectares (ha) (423.70 acres) of land, of which 108.65 ha are owned by the Organization and 62.82 ha are leased at nominal or no cost. Total gross building floor area at these sites is 990,930 m^2 (10,666,370 square feet). Of this area, 687,793 m^2 of floor space is owned by the United Nations. The balance of 302,016 m^2 of floor space is leased at nominal or no cost from host Governments or others. An additional 95,264 m^2 of building space is rented at commercial rates, bringing the total gross floor area in use by the United Nations at the locations surveyed to 1,085,073 m^2. The total annual rent for the building space rented at commercial rates is some $21.4 million per annum.

9. The estimated total current value of all land and buildings (owned and leased at nominal or no cost) is approximately $4,339 million. The current value of the land and buildings owned by the United Nations is estimated at $954,780,000 and $1,652,510,000 respectively, making a total of $2,607,290,000. Annexes I and II to the present report give detailed data on the areas and value of the land and buildings at each of the locations surveyed; these data are also illustrated by figures 1 to 8.

10. These properties represent important investments that have been made either collectively by Member States through their contributions to the regular budget, or individually by Governments or others through voluntary gifts or by the lease of land and buildings to the Organization at nominal or no cost. Yet, the value of these properties is more than monetary; they serve important functional purposes and have significant cultural and symbolic values as well. Beyond the responsibility of the United Nations to husband these valuable investments of Member States, the facilities management policy of the Organization must ensure a safe and efficient working environment for staff and delegates. Over 15,000 staff of the United Nations and specialized agencies are accommodated in the United Nations buildings at the principal locations. At these locations, 59 conference rooms with simultaneous interpretation facilities and seating for more than 7,200 representatives at table are provided in support of the extensive conference activities of the Organization (see figures 11 and 12).

11. The actual acquisition and lease of property has been a consequence of General Assembly resolutions authorizing the establishment of new programmes or the expansion of existing units. The growth of United Nations programmes has been somewhat uneven over time; this has been reflected in an uneven growth in the extent of properties, as is illustrated by figures 3 to 6. As a result, the buildings vary considerably in age and physical condition, as well as in the operational efficiency of their air conditioning, plumbing, electrical, communications and other building systems.

12. By the middle of the next biennium, 305,135 m^2 or 47.5 per cent of the total gross floor area of owned buildings will be over 40 years old. This will represent an increase of 73.5 per cent over the 175,882 m^2 of space of that age in 1990 (see figures 9 and 10). In sum, very shortly a substantial amount of additional building space will have passed the theoretical 35 to 40 year "middle-age threshold" for buildings at which obsolescence and deterioration accelerate and buildings require increased major maintenance and repairs, as well as technical renewal and modernization, to remain in useful service. To a certain degree, this threshold had already been passed at Headquarters as the buildings reached 35 years of age. For example, it has already become necessary at Headquarters to perform a number of emergency repairs, to increase the major maintenance programme significantly, to undertake major rehabilitation projects for garage repair, upgrading of electrical systems, replacement of elevators, and to commence planning for other important rehabilitation projects.

13. While there is no doubt about the responsibility of the Organization for major maintenance on the buildings which it owns, this is not the case with the leased properties, where its obligations are more limited. Recognizing that 7 to 10 years

is usually the threshold age for the commencement of significant increases in the maintenance expenditures on "new" buildings, already some 90 per cent of the building space leased at nominal or no cost is 10 years old or more. By the middle of the next biennium, the percentage will reach 100 per cent (see figures 9 and 10). As discussed more fully in paragraph 15 below, these buildings will require large increases in major maintenance expenditures, for which reason there is a need to clarify the relative responsibilities of the United Nations and the owners for such costs.

A. An integrated, co-ordinated subprogramme on facilities management

14. In the past, programme budget preparation was based on the immediate maintenance requirements of each location in isolation, without an assessment of global needs within a co-ordinated programme designed to set priorities and even out over time the potential for "surges" in the need for budgetary appropriations. It is increasingly clear that a continuation of a mere listing of the requirements for each location in the budget without regard for an integrated programmatic structure leaves open the likelihood that these "scattered" appropriations will be used less effectively and that some properties may not receive the timely maintenance, repair and technical modernization that they require. For these reasons, an integrated and co-ordinated approach to facilities management is being formulated to achieve greater efficiency in the administrative and financial structures of the Secretariat. Within such an approach, two specific elements are central to a co-ordinated global programme of facilities management: adequate financial resources and co-ordinated long-range planning.

B. Guidelines for adequate financial resources for preventive maintenance

15. Historically, several inter-related factors have combined to produce a relatively low level of funding for programmes of preventive maintenance and repair. During periods of severe financial constraint, maintenance is frequently one of the first areas targeted for reduced or deferred expenditure. This is quite understandable as substantive programme activities are accorded a higher priority during periods of austerity in funding than facilities maintenance programmes. However, serious problems arise when periods of reduced expenditures are not followed by periods of higher than normal expenditures. The tendency has been that expenditures return only to "normal" levels, thus permanently deferring some aspects of the maintenance programme. After this happens several times, or when the period of financial constraint is extended, the accumulation of deferred maintenance leads to breakdowns, and inevitably a substantial portion of the necessarily reduced budget allocation has to be redeployed from routine maintenance to unforeseen building repair emergencies. Unfortunately, the postponement of preventive maintenance often increases the overall need for resources in order to take care of emergency repairs at a later date.

16. The effect of periodic under-budgeting for facilities management has been complicated by the lack of an established procedure for determining what is a "normal" or "adequate" level of maintenance funding. Interviews and studies relating to the actual budgeting practice of the owners of government and corporate buildings led to incomplete or uncertain conclusions. Nevertheless, during the past decade various studies in the facilities management field have provided some progress on these issues and improved guidance for budget planning. Major maintenance requirements vary with age of building, type of construction, climate, and adequacy of regular maintenance programmes. However, with a reasonably large and diverse building inventory, it is possible to propose guidelines for minimum annual levels of expenditure for repair and maintenance on a global basis. These guidelines have the objective to preserve equally the physical condition, function and value of the buildings. In the United Kingdom of Great Britain and Northern Ireland, for example, the Government Audit Commission in 1985 set the target rate for annual expenditures on the maintenance of buildings at 1.8 per cent of the gross replacement cost of the structures. Other organizations have adopted similar guidelines; 2 per cent is another figure commonly used as a guideline. The anticipated useful life of major building components has also been proposed as a more scientific basis for the determination of expenditure guidelines. For example, if the average useful life of all building components was 40 years, an annual expenditure rate of 2.5 per cent would be required. In fact, most building components have a useful life of less than 40 years. Owing to the high level of annual funding that would result from this approach, it is rarely adopted in actual practice. It may be noted that the aforementioned target rates are exclusively for direct expenditures on major maintenance and repair; they do not provide for expenditures for major alterations, the introduction of new technologies, or building expansion, nor do they include the associated administrative costs.

17. In contrast to the guideline target rates of 1.8 per cent or 2 per cent per annum, the effective annual rate for major maintenance expenditures on United Nations buildings owned, not leased, in the regular programme budget for the biennium 1990-1991 was only 0.25 per cent based on the biennium appropriation of $8,291,600. On the other hand, the use of a 1.8 per cent guideline would have established a biennial maintenance budget of $59.6 million, or $29.8 million in annual terms.

18. In several cases, the United Nations shares with the host Government or other parties the responsibility for maintenance expenditures on leased properties. A tentative review of the existing arrangements for the maintenance of these properties indicates that increased expenditures by the United Nations will be unavoidable. If the current expenditures of the United Nations at these locations are added to those estimated for the other parties, the combined total expenditures for the major maintenance of these buildings amounts to less than 0.06 per cent of their total replacement cost. The extremely low level of current maintenance funding for these properties has not yet resulted in the serious problems one might expect. A major rehabilitation was completed several years ago at the Peace Palace, at The Hague; additionally the buildings at Vienna and Baghdad are still relatively new. At both Vienna and Baghdad, however, the results of deferred maintenance are already evident. Increased difficulties can be anticipated in the next few years unless immediate steps are taken by all responsible parties to

increase maintenance efforts significantly. Given the current minimal level of funding, it would not be unreasonable to establish as a minimum target at least a tenfold increase in the combined annual expenditures by all parties for major maintenance on these buildings for the next biennium. This would still leave the expenditures at less than 0.6 per cent of replacement cost.

19. Budget planning on the basis of guideline rates is not a substitute for careful analysis of the specific needs and maintenance requirements of each individual facility. However a global maintenance budget that is substantially and consistently below the guideline rate is clear evidence of chronic under-budgeting and is a signal of potential future problems.

C. Long-range planning and programming for facilities management

20. The second specific element that is central to improved efficiency in the administrative and financial functioning of the programme pertains to the co-ordination of long-range maintenance programmes with the standard medium-term plan period of six years for the subprogramme for facilities management. In the field of facilities management, it is generally accepted that a planning period of 10 to 15 years is the appropriate period for planning, programming and implementing the more costly elements of periodic maintenance and the replacement/modernization of the building technical systems. The use of a planning period of 12 years would permit the administration and Member States to foresee the budgetary implications of major work sufficiently in advance so that priorities could be decided among works and the costs spread more evenly over time. That would help to avoid programme "clumping" of the projects and sporadic "surges" in the budget requirements for facilities management. To improve this aspect of programme planning, consideration is now being given to ways in which long-term planning exceeding the six-year medium-term plan cycle could be presented within the context of this cycle and the biennial programme budget. As technical support for long-term planning, the preparation and use of "master development plans" for each of the locations would greatly facilitate the preparation of medium-term plans, programming of projects for expansion and modernization, and the projection of the feasibility of major additions to the building stock as programme needs arise.

21. As for modernization, the increasing proportion of buildings over 40 years of age creates a condition in which more active intervention is required during the next decade to prevent functional and technical obsolescence. New technologies in communications, office automation, and information management increasingly require modifications to buildings that were not designed to incorporate the specialized requirements of these technologies. The application of energy-saving technologies to existing buildings inevitably requires significant architectural and engineering modifications. Likewise, new safety and environmental standards impose on building owners major obligations to retrofit existing buildings to modern standards in such areas as fire safety, handicap access, interior air quality, asbestos abatement, elimination of polychlorinated biphenyl (PCB) and chlorofluorocarbon (CFC) compounds, and safe handling of dangerous or toxic materials. In responding to these needs, project proposals arising from the individual circumstances at each location would form an integral part of the master development plan.

D. Administration of cultural works

22. Analogous to the need for a co-ordinated maintenance programme for the buildings is the need to develop an integrated professional programme for the protection and conservation of the collection of art works owned by the United Nations at its many locations. The collection is quite varied, ranging from classical Greek bronzes and Roman mosaics to modern abstract paintings and sculptures. Some of the works are mainly commemorative or are replicas of important ancient artifacts of symbolic significance as precursors to the goals and aspirations of the Organization, such as disarmament, peace and human rights. A number of the items illustrate the traditional artistry and craft skills of the donor country. Other works were commissioned specifically for the decoration of the United Nations building in which they are located. This collection has now reached a significant size and value monetarily, artistically and culturally, yet no adequate arrangement has been made for its systematic, professional control and conservation.

23. Specific decisions should be taken to redress that lapse. First, there is a need for an integrated registry of those works, with information concerning their characteristics, artistic origin, donor, control responsibility, assigned location, environmental requirements for conservation, existing condition and estimated current value. Second, there is a need to develop a programme of evaluation, conservation and protection. Third, it is felt that a publication setting forth the artistic merit, multi-cultural origins and symbolic content of the art would contribute importantly, in an appealing manner, to the dissemination of information on the goals and aspirations of the United Nations itself.

III. PROGRAMME STRATEGY FOR IMPROVEMENTS IN ADMINISTRATIVE AND FINANCIAL EFFICIENCY

24. Clearly a more focused, integrated approach must be adopted for facilities management and initial steps are being taken to improve co-ordination in this subprogramme. The proposed medium-term plan for the period 1992-1997 includes a broad global perspective for the facilities management programme. The activities of this programme will be further elaborated in the proposed programme budget for the biennium 1992-1993. And, during the medium-term plan period, technical support for, and consultation with, the administrations at the principal locations will be increased in the areas of administration, programme identification and implementation, as noted in paragraphs 22 to 24 below.

25. Specifically, the establishment of an improved technical support for administrations will include:

(a) Improvements in the administrative control of operations and preventive maintenance through computerization;

(b) Development of computer-based graphic and data base systems for computer-aided facilities management;

(c) Documentation of standards and guidelines for the maintenance and operations of facilities;

(d) Facilitation of information exchange between locations;

(e) Training programmes for upgrading the skills of supervisory and operational staff necessitated by an increasingly complicated technology for buildings and building technical systems.

26. Activities to facilitate co-ordination and programme preparation will include:

(a) Establishment of a comprehensive data base for all major properties;

(b) Determination of the specific technical components of an integrated policy that would contribute to more effective and efficient operations, maintenance and capital improvements;

(c) Preparation of development plans for each of the locations;

(d) Establishment of long-term major maintenance programmes and strengthened buildings management operations.

27. Finally, the implementation of projects for the modernization of the existing facilities will include the continued introduction of: (a) building automation systems; (b) energy conservation; (c) modern electronic communications, and (d) planned improvements in the use of space. In addition, the design and implementation of projects involving modern facilities and appropriate technologies for the storage, preservation and use of archival materials at Headquarters and elsewhere is foreseen, along with those for the conservation and protection of works of art.

28. As new mandates are established and programme needs change, new or modified facilities will undoubtedly be needed. To provide the basis for sound decisions concerning the best way to meet such requirements, it is planned to undertake a study on the cost-effectiveness of existing leased properties, as well as a review of long-term space requirements that would be complemented by the preparation of master development plans.

29. Such a programme goes well beyond the activities included in the programme budget for the biennium 1990-1991, and to some extent beyond those outlined in the proposed medium-term plan for the period 1992-1997. While some of the elements listed here are included in those documents, others must form part of programme budget proposals for implementation of the programme beyond 1997, since an effective integrated global approach to facilities management depends upon a strategy covering a period extending beyond the six-year period covered by the medium-term plan. An integrated programme, as outlined in the present report, should develop clearer lines of authority, responsibility, accountability and communication and should improve co-ordination for more efficient and cost-effective implementation in line with recommendation 14 contained in the report of the Group of High-level Intergovernmental Experts to Review the Efficiency of the Administrative and Financial Functioning of the United Nations. 2/

IV. CONCLUSION

30. The buildings of the United Nations are a major asset of the Organization. Their physical condition has an important impact on the efficiency of the Secretariat and the conference activities of the Organization. The co-ordinated programme of facilities management described in the present report will be more fully detailed in the proposed programme budget for the biennium 1992-1993. Additionally, the Secretary-General would report to the General Assembly periodically on specific aspects of the programme as appropriate.

Notes

1/ Official Records of the General Assembly, Forty-fourth Session, Supplement No. 7 (A/44/7).

2/ Ibid., Forty-first Session, Supplement No. 49 (A/41/49).

ANNEX I

Inventory of the properties and buildings owned or occupied by the United Nations at principal duty stations

Scope

1. The present survey includes the properties occupied by the United Nations at the principal offices, including New York, Geneva and Vienna, as well as those of the regional economic commissions and the International Court of Justice. It does not include properties of the specialized agencies (except at Vienna) nor does it include the properties leased directly by the United Nations Development Programme (UNDP), the United Nations Population Fund (UNFPA), the United Nations Children's Fund (UNICEF) or the specialized agencies in New York, Geneva or other locations.

2. The survey includes the installations at Addis Ababa, Baghdad, Bangkok, Geneva, The Hague, Jerusalem, Nairobi, New York, Santiago and Vienna. Where the survey includes data on approved United Nations projects at Addis Ababa now in progress, there is usually a note indicating occupancy date or other relevant information. The survey does not include the current projects for the headquarters of the United Nations University at Tokyo, now under construction, or the seat of the International Tribunal for the Law of the Sea at Hamburg, as it is not expected that major maintenance of these facilities will be a responsibility of the regular budget.

3. A full listing of the buildings covered by the survey is given below. Table I.1 gives the total amount of space at each location in each category and table I.2 gives the sizes of the sites in hectares. Figures 1 and 2 present the same information graphically. Figures 3 to 5 show the growth in space occupied by the United Nations at the principal offices, from 118,263 m^2 in 1946 to the current level of 1,085,073 m^2. Growth has not been steady over the years. In fact, figure 3 shows that total space actually decreased on two occasions, once in around 1960 and again in 1986-1987. The variation in the rate of net change in space occupied is shown in figure 6. Figures 3 to 6 have been extended to 1995 to include the space that will be occupied in 1992 and 1994 at Bangkok and Addis Ababa. Growth over the years has actually been somewhat greater than indicated, since data for the early years has not been adjusted for the space in United Nations buildings then occupied by the Technical Assistance Bureau/UNDP and UNICEF in New York and the World Health Organization (WHO) at Geneva. These units later relocated to their own premises, which are not included in the data depicted in figures 3 to 6. Likewise, the subsequent expansion of United Nations units into the space vacated is not reflected in those figures.

Inventory of the buildings owned and leased by the United Nations at principal duty stations

Locations	Building	Year occupied by the United Nations	Gross floor area (square metres)	Stories	Status
Addis Ababa	Africa Hall (conference building)	1961	13 851	4,B	Owned
	Africa Hall (office building)	1961	10 283	8,B	Owned
	Executive Secretary's residence	1975	250	1	Lease N/C
	(Extension) office building	1976	18 864	10,B	Owned
	Library	1976	5 004	3,2B	Owned
	Cafeteria	1976	1 727	2,B	Owned
	Bridges	1976	1 562	1	Owned
	Miscellaneous structures	1976-1988	563	1	Owned
	New conference centre	1994	45 160	4	Owned
Subtotal			97 264		
Baghdad	Headquarters of the Economic and Social Commission for Western Asia	1983	28 800	2,B	Lease N/C
Subtotal			28 800		
Bangkok	Annex building	1964	1 110	4	Lease N/C
	Secretariat building	1975	29 532	15,B	Owned
	Service building	1975	19 727	5,2B	Owned
	Conference building	1975	768	2	Owned
	New conference building	1992	49 250	4,2B	Owned
Subtotal			100 387		
Geneva	Old Palais	1946	80 432	6 and 7	Owned
	Villa La Pelouse	1946	964	3	Owned
	Miscellaneous structures (La Pelouse)	1946	800	1	Owned
	Villa Les Fruillantines	1946	868	3	Owned
	Miscellaneous structures (Les Fruillantines)	1946	96	1	Owned
	Villa Le Bocage	1954	1 230	2	Owned
	Miscellaneous structures (Le Bocage)	1954	331	1	Owned
	Building D	1960	4 596	6,B	Owned
	Le Bocage Annex I	1961	1 206	2	Owned
	Le Bocage Annex II	1964	1 532	2	Owned
	Villa La Fenetre	1966	774	3	Owned
	Miscellaneous structures (La Fenetre)	1966	1 343	1	Owned
	Cafeteria	1971	1 050	1	Owned
	New Palais extension	1974	77 961	5 and 11	Owned
	Petit Saconnex Annex	1975	11 040	3	Owned
	William Rappard Centre	1976	8 020	4	Rental
	International Trade Centre (Rue Montbrillant)	1979	8 150	8	Rental
	Avenue De La Paix (Office of the United Nations High Commissioner for Refugees)	1984	6 837	8	Rental
Subtotal			207 230		
The Hague	Peace Palace	1946	5 693	2,B	Lease N/C
	Peace Palace extension	1978	1 516	3 and 4,B	Lease N/C
Subtotal			7 209		
Jerusalem	Government House	1948	4 445	3,B	Owned
	Workshops, stores and gate houses	Various	2 418	1 and 2	Owned
Subtotal			6 863		

Locations	Building	Year occupied by the United Nations	Gross floor area (square metres)	Stories	Status
Mexico City	29 Avenida Presidente Masaryk	1973	7 500	7-17 floors	Rental
Subtotal			7 500		
Nairobi	Buildings A-I	1975	11 136	2	Owned
	Permanent buildings	1983	31 870	2 and 3	Owned
Subtotal			43 006		
New York	Secretariat building	1950	83 613	39,3B	Owned
	Parking garage	1952	57 440	3B	Owned
	Conference building	1952	39 710	5,2B	Owned
	General Assembly building	1952	29 409	4,B	Owned
	United Nations Institute for Training and Research	1954	2 694	5,B	Owned
	Dag Hammarskjöld Library	1962	11 018	4,3B	Owned
	3 Sutton Place	1972	1 305	4,B	Owned
	DC-I	1976	30 851	1-21 floors	Rental
	Archives, Park Avenue South	1978	3 716	11 and 12 floors	Rental
	North Lawn Printing	1981	9 244	2B	Owned
	Cafeteria	1982	3 651	2	Owned
	Conference building extension	1982	1 390	2	Owned
	DC-II	1983	28 934	1-23 floors	Rental
	DC-I 26th floor	1990	656	26 floors	Rental
Subtotal			303 631		
Santiago	Headquarters of the Economic Commission for Latin America and the Caribbean (ECLAC)	1966	12 350	2 and 3,2B	Owned
	ECLAC headquarters (additions under ring)	1969	1 030	1	Owned
	Documentation Research Centre	1975	1 600	1,B	Owned
	European Southern Observatory Printing	1976	600	1,B	Rental
	North Gate House	1976	50	1	Owned
	European Southern Observatory Gatehouse/classroom	1978	60	1	Lease N/C
	Auditorium	1983	1 000	1	Owned
	North building	1989	1 906	1	Owned
Subtotal			18 596		
Vienna	Building A (International Atomic Energy Agency (IAEA))	1979	40 963	29	Lease N/C
	Building B (IAEA)	1979	16 911	12	Lease N/C
	Building C (Conference building)	1979	25 918	9,B	Lease N/C
	Building D (United Nations Office at Vienna, United Nations Industrial Development Organization (UNIDO), United Nations Relief and Works Agency for Palestine Refugees in the Near East)	1979	33 299	23	Lease N/C
	Building E (United Nations Office at Vienna, UNIDO, UNRWA)	1979	23 426	16	Lease N/C
	Building F (Common Services)	1979	43 344	11,2B	Lease N/C
	Building G (Common Services)	1979	17 463	7,2B	Lease N/C
	Parking decks	1979	63 263	3	Lease N/C
Subtotal			264 587		
TOTAL			1 085 073		

Notes: Lease N/C: leased at nominal or no cost.
B: basement.

Table I.1. Gross floor areas of buildings occupied by the United Nations at principal duty stations (owned, leased and rentals)

Buildings: owned and leased at nominal or no cost

Gross floor areas (square metres)

Duty stations	Owned	Leased at nominal or no cost	Total
Addis Ababa	97 014 a/	250	97 264
Baghdad	-	28 800	28 800
Bangkok	99 277 b/	1 110	100 387
Geneva	184 223	-	184 223
The Hague	-	7 209 c/	7 209
Jerusalem	6 863	-	6 863
Nairobi	43 006	-	43 006
New York	239 474 d/	-	239 474
Santiago	17 936	60	17 996
Vienna	-	264 587 e/	264 587
TOTAL	687 793	302 016	989 809

a/ New conference facility comprises 45,160 square metres of this total, occupancy 1994.

b/ New conference facility comprises 49,250 square metres of this total, occupancy 1992.

c/ Net area occupied by the International Court of Justice only; excludes space occupied by non-United Nations institutions.

d/ Data for New York does not include properties leased directly by the UNDP, UNICEF and the UNFPA.

e/ Total gross floor area of the Vienna International Centre. Includes space allocated to the United Nations Office at Vienna, IAEA, UNIDO, UNRWA, conference buildings and common services.

Table I.1 (continued)

Buildings: rentals a/

Gross floor areas (square metres)

Duty stations	Rentals
Geneva	23 007
Mexico City	7 500
New York	64 157
Santiago	600
TOTAL	95 264

a/ Includes office space and other leases at commercial rates.

Table I.2. Summary of physical size (hectares) of sites occupied by the United Nations at the principal duty stations a/

Location, entity and site		Status						Total area
		United Nations ownership			Lease at nominal/no cost			Ownership and lease combined
		Land	Land and building	Building	Land	Land and building	Building space	
Addis Ababa	ECA headquarters		10.45	0.30				10.75
Baghdad	ESCWA headquarters					10.00		10.00
Bangkok	ESCAP headquarters			3.16				3.16
Geneva	United Nations Office at Geneva Various Palais	2.80	18.93 b/	24.90 c/				46.63
The Hague	International Court of Justice						5.8	5.8 d/
Jerusalem	UNTSO headquarters		8.5					8.5
Nairobi	United Nations Office at Nairobi, UNEP Habitat		56.66					56.66
New York	United Nations Headquarters UNITAR Residence of the Secretary-General		6.55 0.04 0.03					6.62
Santiago	ECLAC headquarters Access/parking		4.69		0.66			5.35
Vienna	United Nations Office at Vienna, IAEA, UNIDO					18.00		18.00
Total area (hectares)		2.80	105.85	28.36	0.66	28.00	5.80	171.47 Global total

a/ Table I.2 does not include sites where the United Nations has leased commercial space at Geneva, New York, Mexico City and Santiago.

b/ Data for sites at Geneva do not include two lakeside properties owned by the United Nations that are on reciprocal grant of "permanent use" to Ville de Geneve in exchange for permanent use of the "Parc Ariana".

c/ Excludes the site of 1.95 hectares at Petit Saconnex occupied by the former International Labour Organisation prefabricated buildings. The lease expires in 1991.

d/ This property, under the ownership of the Carnegie Stichting (Carnegie Foundation) is shared with the foundation and other non-United Nations institutions.

ANNEX II

Valuation of land and buildings occupied by the United Nations at principal duty stations

1. Any attempt to place a value on the various properties occupied by the United Nations faces a number of difficulties. In a sense many of the properties are an integral part of the cultural heritage of the respective cities and host countries and have a value that transcends market pricing. In most cases there is no active commercial market for properties of the size and type occupied by the United Nations; often proximity to the United Nations properties themselves adds significantly to the value of the nearby properties.

2. The valuations provided in the present annex are intended to provide an order of magnitude estimate of property values for planning purposes. Although information for the survey comes from a number of different sources and measurements have not necessarily been made on the basis of identical assumptions, the probable margin of error is considered sufficiently small for the purpose intended. Valuations for land have been made on the basis of best available information on square metre costs of comparable property types or the most appropriate alternative. To the extent appropriate, building valuations have been based on latest available information on replacement costs for the building and such integral facilities as conference room interiors and mechanical systems. Valuations generally do not allow for building contents, such as office furnishings, computer equipment, telephones, communications and broadcasting facilities, printing equipment, art works, etc.

3. The valuations presented here represent best estimates of current value and therefore differ significantly from the values listed in statement IV, United Nations Capital Assets Fund in the Financial Report and Audited Financial Statements for the biennium ended 31 December 1989 of the United Nations. a/ The values in that statement are based on the original recorded cost to the Organization in United States dollars at the time of capitalization, without regard to subsequent inflation or exchange movements (see note 1 (1) to the financial statements for a more complete explanation).

4. It should also be noted that in several cases the buildings owned by the United Nations sit on land that is not owned by the United Nations. The buildings at Bangkok occupy a site that is leased on a long-term basis. Certain portions of the buildings at Geneva (Ancien Palais and part of the Palais Extension) are situated on the Parc de l'Ariana site, which the United Nations occupies under a reciprocal grant of "permanent use" in exchange for "permanent use" by the City of Geneva of the lakeside properties owned by the United Nations.

5. The estimated total valuation of the land and buildings occupied at the principal duty stations by the United Nations is given in table II.1. Table II.2 gives the valuation of the land at those locations and table II.3 gives the valuation of the buildings. These data are also shown in figures 7 and 8.

Notes

a/ Official Records of the General Assembly, Forty-fifth Session, Supplement No. 5 (A/45/5).

Table II.1. Estimated valuation of land and buildings occupied by the United Nations at principal duty stations (owned and leased at nominal cost)

Land and buildings: total

Duty stations	Estimated replacement cost (United States dollars) a/
Addis Ababa	238 910 000
Baghdad	136 130 000
Bangkok	173 280 000
Geneva	1 058 750 000
The Hague	56 810 000
Jerusalem	13 650 000
Nairobi	33 150 000
New York	1 351 080 000
Santiago	27 020 000
Vienna	1 259 940 000
Total	4 348 720 000

a/ Based on the estimates in local currency converted to United States dollars at operational rates of exchange for United Nations programmes as of 1 October 1990.

Table II.2. Estimated valuation of land occupied by the United Nations at principal duty stations (owned and leased at nominal cost)

Land: owned

	Addis Ababa	Geneva a/	Jerusalem	Nairobi	New York	Santiago	
Local currency	Birr	Swiss francs	New shekels	Kenyan shillings	United States dollars	New pesos	Total owned
Estimated land value/square metres (local)	1 000	1 000	250	250 b/	10 764 b/	70 000	
Estimated land value/square metres ($US) c/	483	769	121	4	10 764 d/	230	
Estimated total land value (local)	104 500 000	217 300 000	21 250 000	117 370 000	710 960 000	3 283 000 000	
Estimated total land value ($US) c/	50 480 000	167 160 000	10 320 000	5 100 000	710 960 000	10 760 000	$954 780 000

Land: leased at nominal or no cost

	Addis Ababa	Baghdad	Bangkok	Geneva e/	The Hague	Santiago	Vienna	
Local currency	Birr	Dinars	Baht	Swiss francs	Guilders	New pesos	Schillings	Total leased
Estimated land value/square metres (local)	500	62	75 000	1 000	1 050	70 000	3 500	
Estimated land value/square metres ($US) c/	242	200	2 976	769	593	230	318	
Estimated total land value (local)	1 500 000	6 200 000	2 370 000 000	749 000 000	60 900 000	462 000 000	630 000 000	
Estimated total land value ($US) c/	720 000	20 000 000	94 050 000	191 540 000	34 410 000	1 510 000	57 270 000	$399 500 000

Land: total (owned and leased at nominal or no cost)

	Addis Ababa	Baghdad	Bangkok	Geneva	The Hague	Jerusalem	Nairobi	New York	Santiago	Vienna	Total
Estimated total land value ($US) c/	51 200 000	20 000 000	94 050 000	358 700 000	34 410 000	10 320 000	5 100 000	710 960 000	12 270 000	57 270 000	$1 354 280 000

a/ Does not include property owned by the United Nations under grant of "permanent use" to ville de Geneve.

b/ Forty-acre parcel at 100 Kenyan shillings per square metre.

c/ Based on estimates in local currency converted to United States dollars at operational rates of exchange for United Nations programmes as of 1 October 1990.

d/ $5,381 per square metre for 3 Sutton Place.

e/ Includes area of Parc de l'Ariana, site of the Palais des Nations, under grant of "pemanent use" by the ville de Geneve to the United Nations. Excludes Petit Saconnex site; lease expires 1991.

Table II.3. Estimated valuation of buildings occupied by the United Nations at principal duty stations (owned and leased at nominal cost)

Buildings: owned

	Addis Ababa	Bangkok	Geneva	Jerusalem	Nairobi	New York	Santiago	
Local currency	Birr	Baht	Swiss francs	New shekels	Kenyan shillings	United States dollars	New pesos	Total owned
Construction cost/square metres (local)	4 000	20 000	4 940	1 000	15 000	2 691 a/	250 000	
Construction cost/square metres ($US) b/	1 932	794	3 800	485	652	2 691	820	
Estimated replacement cost (local)	388 060 000	1 985 540 000	910 060 000	6 860 000	645 090 000	640 120 000	4 484 000 000	
Estimated replacement cost ($US) b/	187 470 000	78 790 000	700 050 000	3 330 000	28 050 000	640 120 000	14 700 000	$1 652 510 000

Buildings: leased at nominal or no cost

	Addis Ababa	Baghdad	Bangkok	The Hague	Santiago	Vienna	
Local currency	Birr	Dinars	Baht	Guilders	New pesos	Schillings	Total leased N/C
Construction cost/square metres (local)	2 000	1 250	10 000	5 500	250 000	50 000	
Construction cost/square metres ($US) b/	966	4 032	397	3 107	820	4 545	
Estimated replacement cost (local)	500 000	36 000 000	11 100 000	39 650 000	15 000 000	13 229 350 000	
Estimated replacement cost ($US) b/	240 000	116 130 000	440 000	22 400 000	50 000	1 202 670 000	$1 341 930 000

Buildings: total (owned and leased at nominal or no cost)

	Addis Ababa	Baghdad	Bangkok	Geneva	The Hague	Jerusalem	Nairobi	New York	Santiago	Vienna	Total
Estimated replacement cost ($US) b/	187 710 000	116 130 000	79 230 000	700 050 000	22 400 000	3 330 000	28 050 000	640 120 000	14 750 000	1 202 670 000	$2 994 440 000

a/ $1,615 per square metre for 801 First Avenue and 3 Sutton Place.

b/ Based on estimates in local currency converted to United States dollars at operational rates of exchange for United Nations programmes as of 1 October 1990.

ANNEX III

Legal background

1. World wide the United Nations occupies properties under different legal conditions of ownership or lease as follows: (a) ownership of land, no buildings thereon; (b) ownership of land and buildings thereon; (c) permanent lease of land, ownership of buildings thereon; (d) lease of land, ownership of buildings thereon; (e) lease of land, no buildings thereon; (f) lease of land and buildings thereon; (g) lease of building space at nominal or no cost; (h) lease of building space at commercial cost (see table III.1 below).

Table III.1. Legal status of properties occupied by the United Nations (data given under "status" refer to hectares of land)

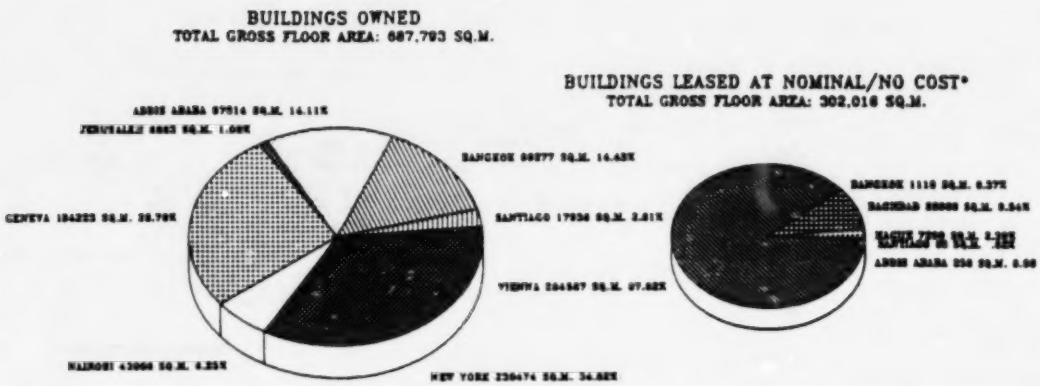
Location and entity		Status: United Nations ownership			Status: Lease-nominal cost				Lease period		Annual payment
Ground, building(s) / Building space a/		G	G/B	B	G	G	G/B	BS	HG = Host Government / NG = Non-government		
Addis Ababa	ECA headquarters		10.45	0.30					Own		-
Baghdad	ESCWA headquarters					10.00			Indefinate period	HG	1 dinar
Bangkok	ESCAP headquarters			3.16					Indefinite period	HG	Ground 1 baht
Geneva	United Nations Office at Geneva										
	Various	2.80	18.93						Own		-
	Palais			24.90					Permanent	HG	Ground None
The Hague	International Court of Justice Peace Palace							5.80	Indefinite period	NG	a/
Jerusalem	UNTSO		8.50						Own		-
Nairobi	United Nations Office at Nairobi, UNEP, Habitat		56.66						Own		-
New York	United Nations										
	Office site		6.55						Own		-
	UNITAR		0.04						Own		-
	3 Sutton Place		0.03						Own		-
Santiago	ECLAC										
	headquarters		4.69						Own		-
	Parking				.54				5 yrs/1991	HG	None
	Access				.12				5 yrs/1993	HG	None
Vienna	United Nations Office at Vienna					18.00			99 years to 2078	HG	1 Austrian schilling
	Total hectares	2.80	105.85	28.36	.66	28.00		5.80	= 171.47 hectares Global total		

a/ G = ground; B = building(s); BS - building space.

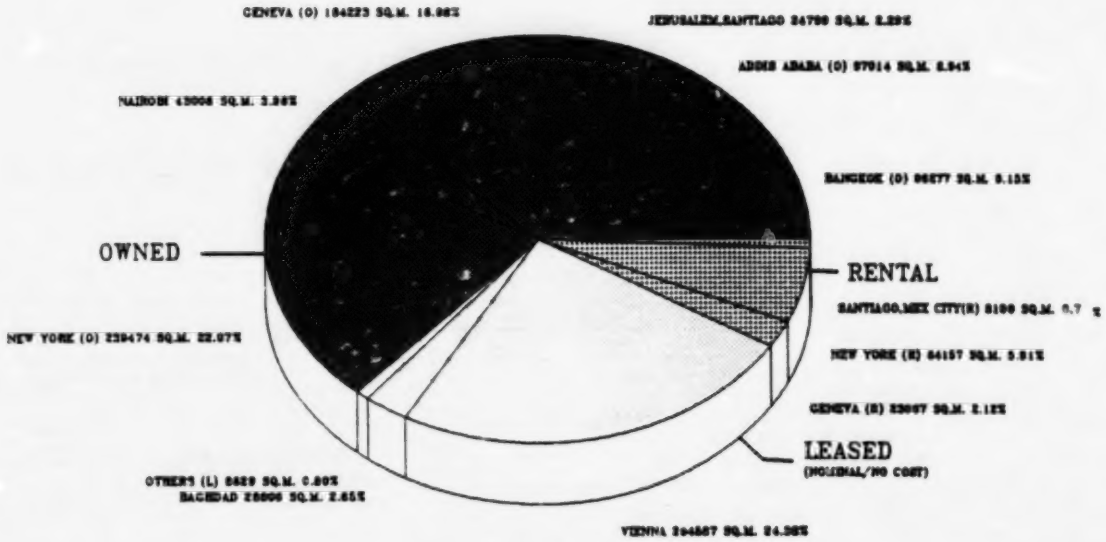
/...

FIGURE 1

TOTAL GROSS FLOOR AREA


BUILDINGS OWNED
TOTAL GROSS FLOOR AREA: 687,793 SQ.M.
BUILDINGS LEASED AT NOMINAL/NO COST*
TOTAL GROSS FLOOR AREA: 302,018 SQ.M.

* Does not include commercial rentals.


GENEVA (O) 184223 SQ.M. 16.98%
JERUSALEM,SANTIAGO 26700 SQ.M. 2.29%
ADDIS ABABA (O) 97914 SQ.M. 8.84%
NAIROBI 43066 SQ.M. 3.86%
BANGKOK (O) 96877 SQ.M. 8.13%
OWNED
RENTAL
NEW YORK (O) 239474 SQ.M. 22.07%
SANTIAGO,MEX CITY(R) 8100 SQ.M. 0.7 %
NEW YORK (R) 64157 SQ.M. 5.91%
GENEVA (R) 23097 SQ.M. 2.12%
LEASED
(NOMINAL/NO COST)
OTHERS (L) 6629 SQ.M. 0.80%
BAGHDAD 28806 SQ.M. 2.65%
VIENNA 264687 SQ.M. 24.38%

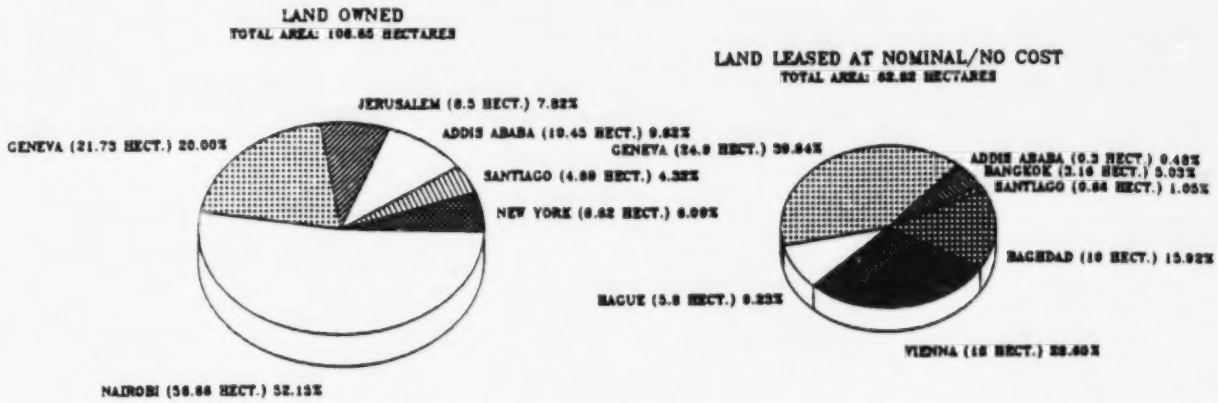
ALL BUILDINGS
TOTAL GROSS FLOOR AREA: 1,085,073 SQ.M.

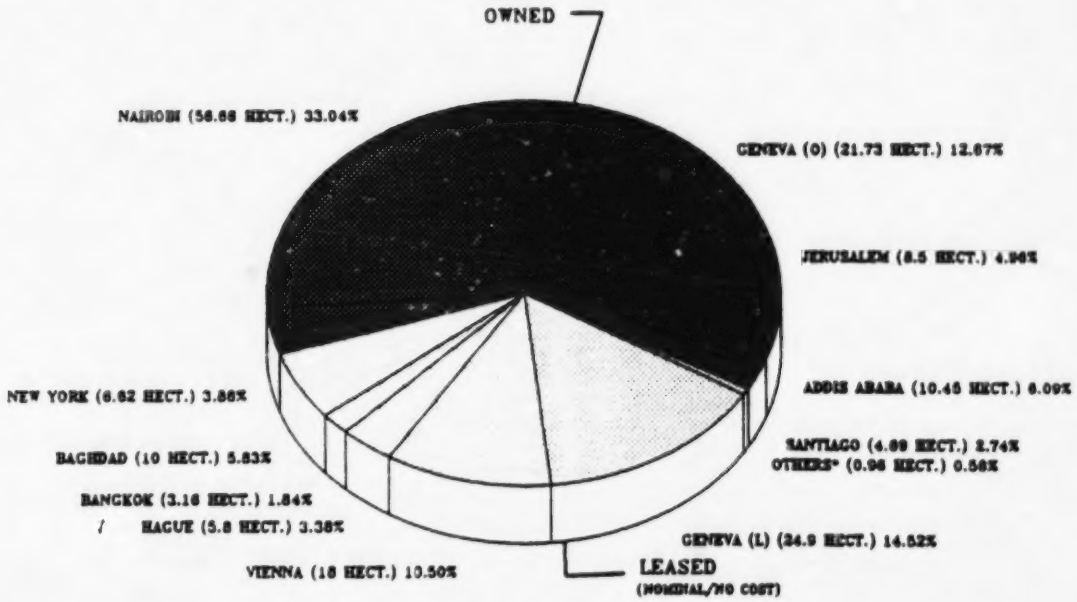
OTHERS (L) : ADDIS ABABA, BANGKOK, HAGUE & SANTIAGO

/...

FIGURE 2

TOTAL LAND AREA


LAND OWNED
TOTAL AREA: 108.85 HECTARES
JERUSALEM (8.5 HECT.) 7.82%
ADDIS ABABA (10.45 HECT.) 9.62%
GENEVA (21.73 HECT.) 20.00%
GENEVA (24.9 HECT.) 20.84%
SANTIAGO (4.69 HECT.) 4.32%
NEW YORK (6.62 HECT.) 6.09%
NAIROBI (56.66 HECT.) 52.13%
LAND LEASED AT NOMINAL/NO COST
TOTAL AREA: 62.62 HECTARES
ADDIS ABABA (0.3 HECT.) 0.48%
BANGKOK (3.16 HECT.) 5.03%
SANTIAGO (0.64 HECT.) 1.05%
BAGHDAD (10 HECT.) 15.92%
HAGUE (5.8 HECT.) 9.23%
VIENNA (18 HECT.) 28.60%



TOTAL LAND
TOTAL AREA: 171.47 HECTARES

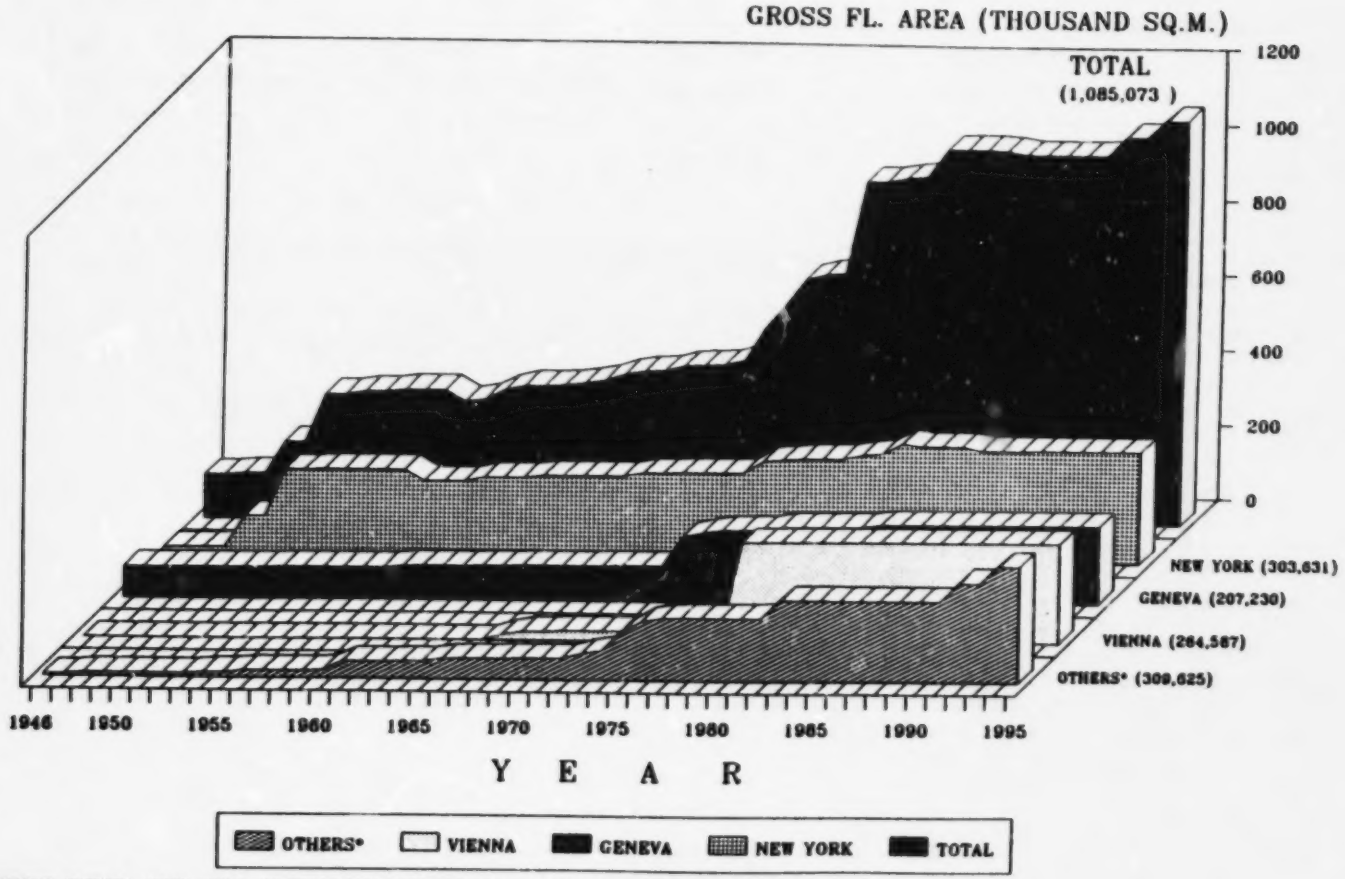
* INCLUDES ADDIS ABABA AND SANTIAGO

FIGURE 3

UN BLDGS. AT PRINCIPAL OFFICE LOCATIONS

CUMULATIVE GROSS FLOOR AREA (SQ.M.)

OCCUPANCY BY YEAR



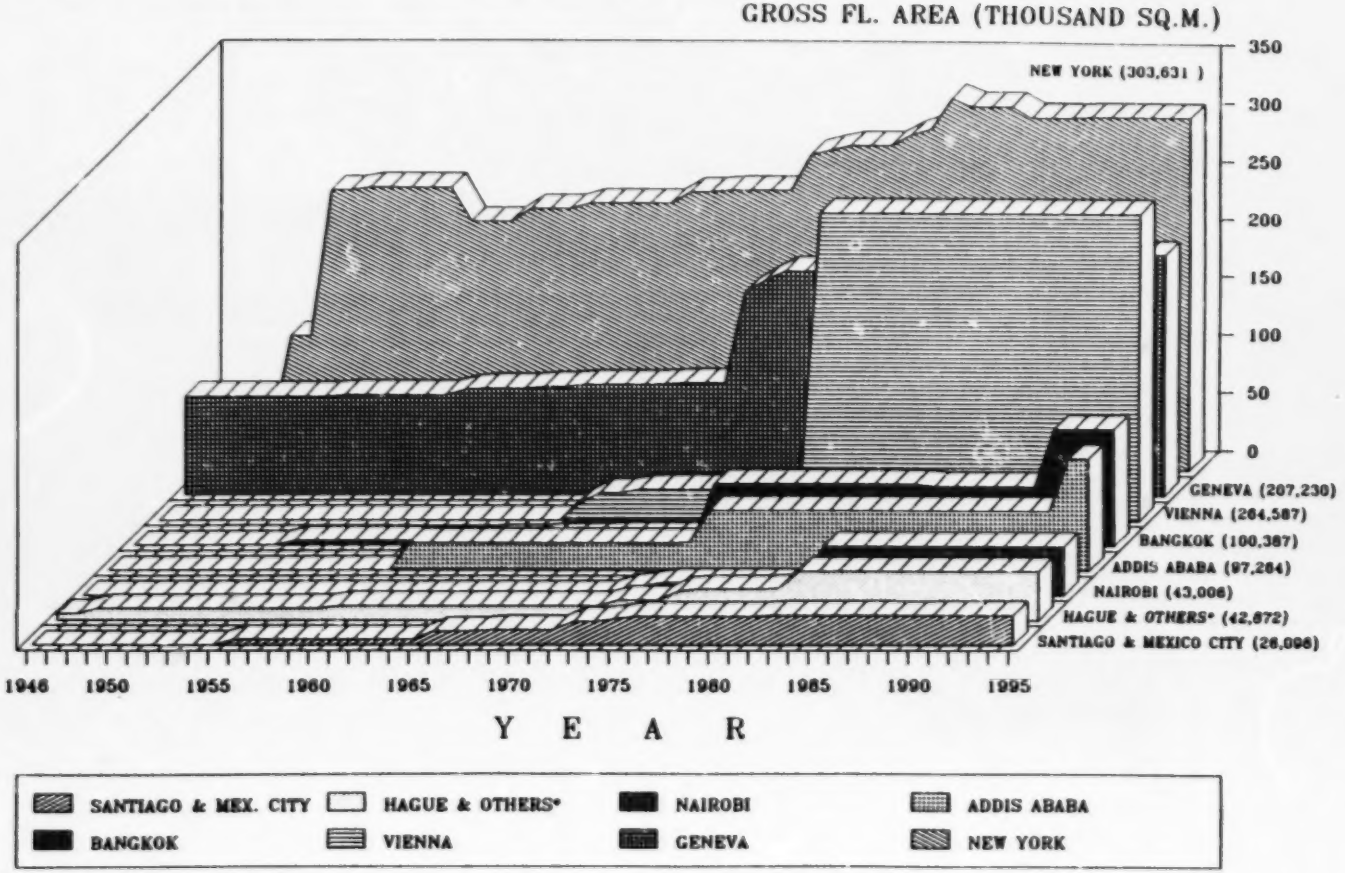
* BANGKOK, NAIROBI, ADDIS ABABA, HAGUE,SANTIAGO, MEXICO CITY, JERUSALEM & BAGHDAD/BEIRUT
VALUES IN PARENTHESIS INDICATE CURRENT GROSS FLOOR AREA IN SQUARE METERS PLUS PROJECTS IN
BANGKOK & ADDIS ABABA SCHEDULED FOR OCCUPANCY IN 1992 & 1994 RESPECTIVELY

/...

FIGURE 4

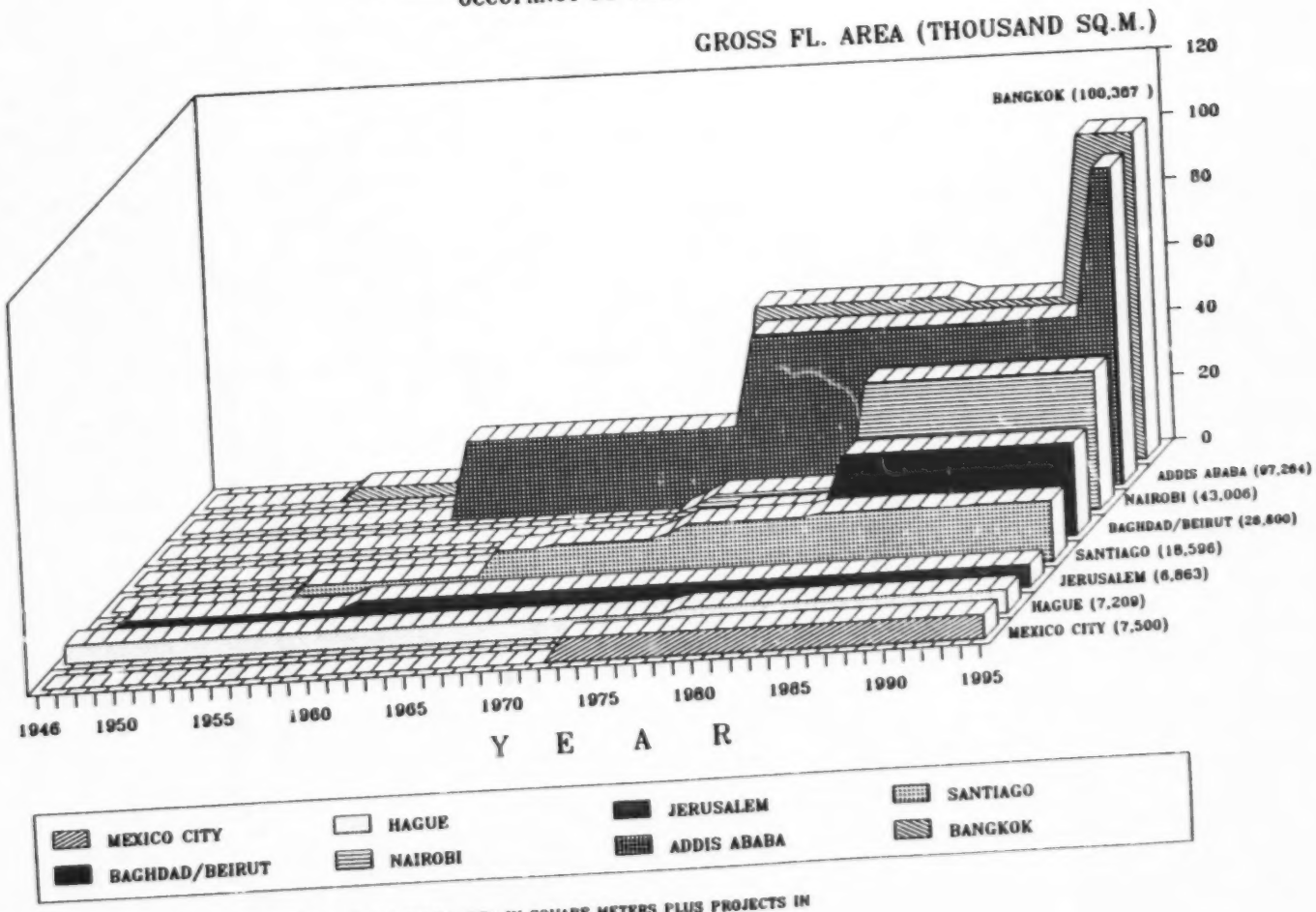
UN BLDGS. AT PRINCIPAL OFFICE LOCATIONS

CUMULATIVE GROSS FLOOR AREA (SQ.M.)
OCCUPANCY BY YEAR



* HAGUE, BAGHDAD/BEIRUT & JERUSALEM
VALUES IN PARENTHESIS INDICATE CURRENT GROSS FLOOR AREA IN SQUARE METERS PLUS PROJECTS IN BANGKOK & ADDIS ABABA SCHEDULED FOR OCCUPANCY IN 1992 & 1994 RESPECTIVELY

FIGURE 5
UN BLDGS. AT PRINCIPAL OFFICE LOCATIONS
CUMULATIVE GROSS FLOOR AREA (SQ.M.)
OCCUPANCY BY YEAR



VALUES IN PARENTHESIS INDICATE CURRENT GROSS FLOOR AREA IN SQUARE METERS PLUS PROJECTS IN BANGKOK & ADDIS ABABA SCHEDULED FOR OCCUPANCY IN 1992 & 1994 RESPECTIVELY

/...

FIGURE 6

UN BLDGS. AT PRINCIPAL OFFICE LOCATIONS

NET CHANGE IN GROSS FLOOR AREA (IN %)

OCCUPANCY BY YEAR

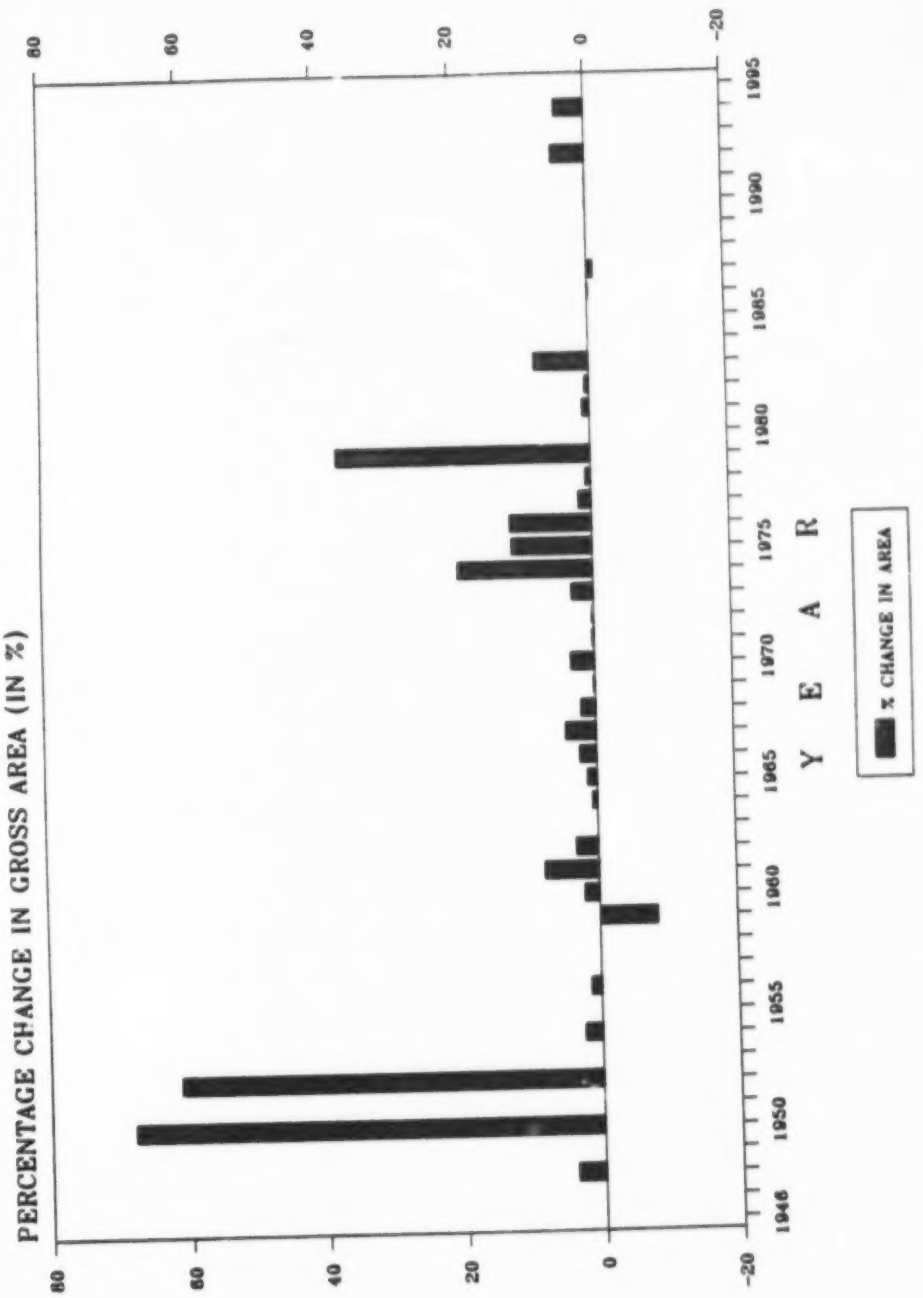
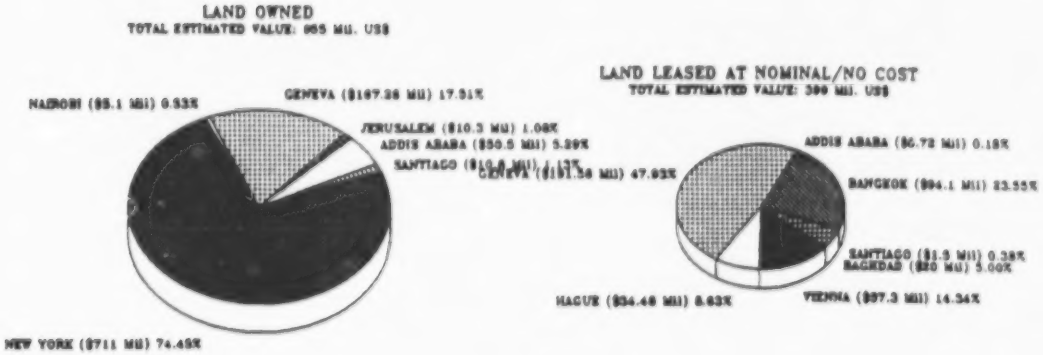
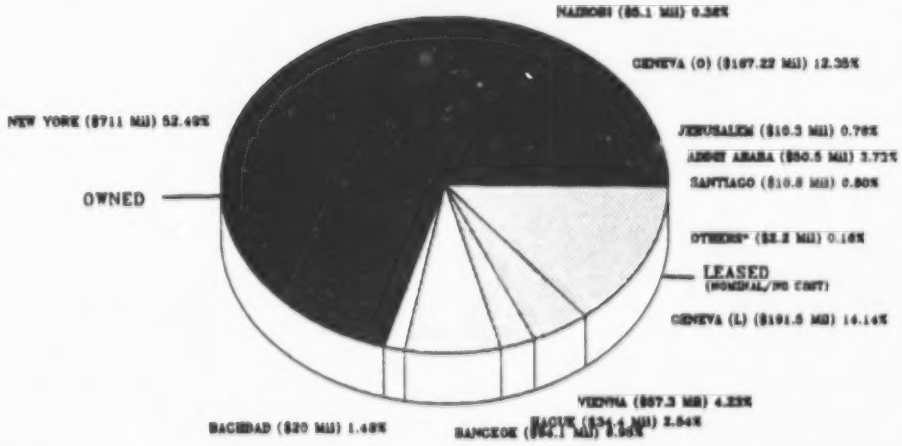


FIGURE 7

LAND VALUATIONS

ESTIMATED IN LOCAL CURRENCY CONVERTED TO UNITED STATES DOLLARS BY OPERATIONAL RATES OF EXCHANGE FOR UNITED NATIONS PROGRAMMES AS OF 1 OCTOBER 1990.


LAND OWNED
TOTAL ESTIMATED VALUE: 965 Mil. US$
NAIROBI ($5.1 Mil) 0.53%
GENEVA ($167.26 Mil) 17.51%
JERUSALEM ($10.3 Mil) 1.08%
ADDIS ABABA ($50.5 Mil) 5.29%
SANTIAGO ($10.8 Mil) 1.13%
NEW YORK ($711 Mil) 74.45%
LAND LEASED AT NOMINAL/NO COST
TOTAL ESTIMATED VALUE: 389 Mil. US$
ADDIS ABABA ($0.72 Mil) 0.18%
BANGKOK ($94.1 Mil) 23.55%
SANTIAGO ($1.5 Mil) 0.38%
BAGHDAD ($20 Mil) 5.00%
VIENNA ($57.3 Mil) 14.34%
HAGUE ($34.48 Mil) 8.63%



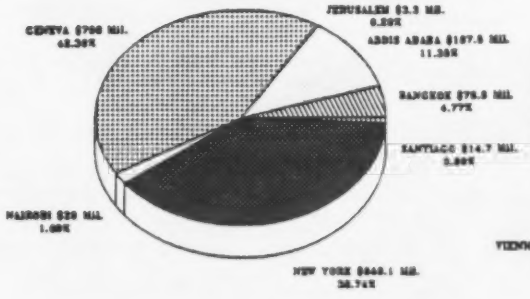
TOTAL LAND
TOTAL ESTIMATED VALUE: 1,354 Mil. US$

* INCLUDES ADDIS ABABA AND SANTIAGO

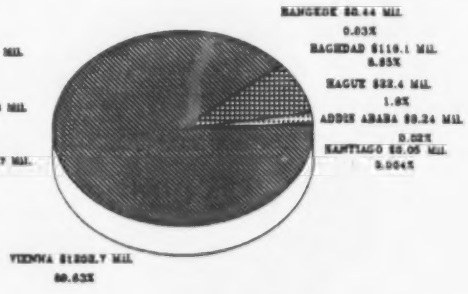
FIGURE 8
BUILDING VALUATIONS

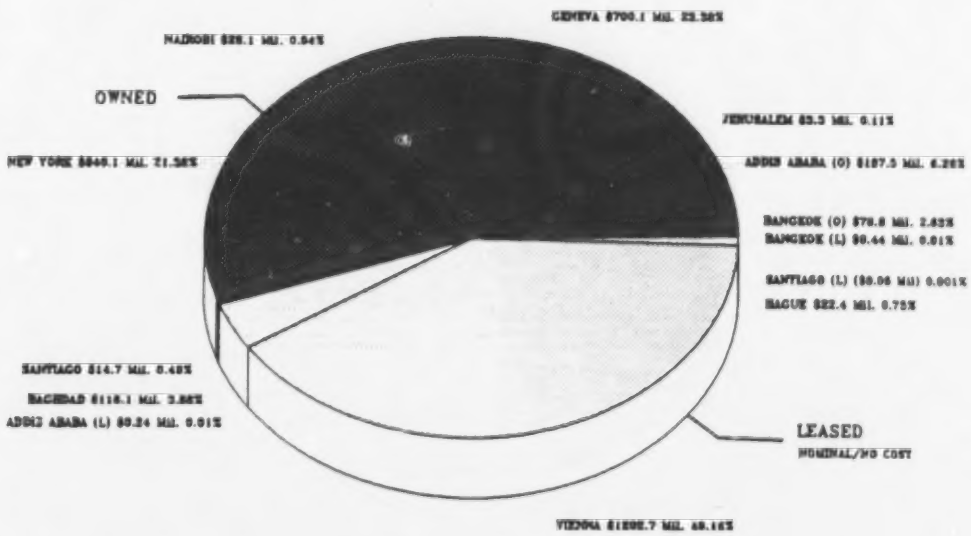
ESTIMATED IN LOCAL CURRENCY CONVERTED TO UNITED STATES DOLLARS BY OPERATIONAL RATES OF EXCHANGE FOR UNITED NATIONS PROGRAMMES AS OF 1 OCTOBER 1990

BUILDINGS OWNED
TOTAL ESTIMATED VALUE: 1,652 Mil. US$



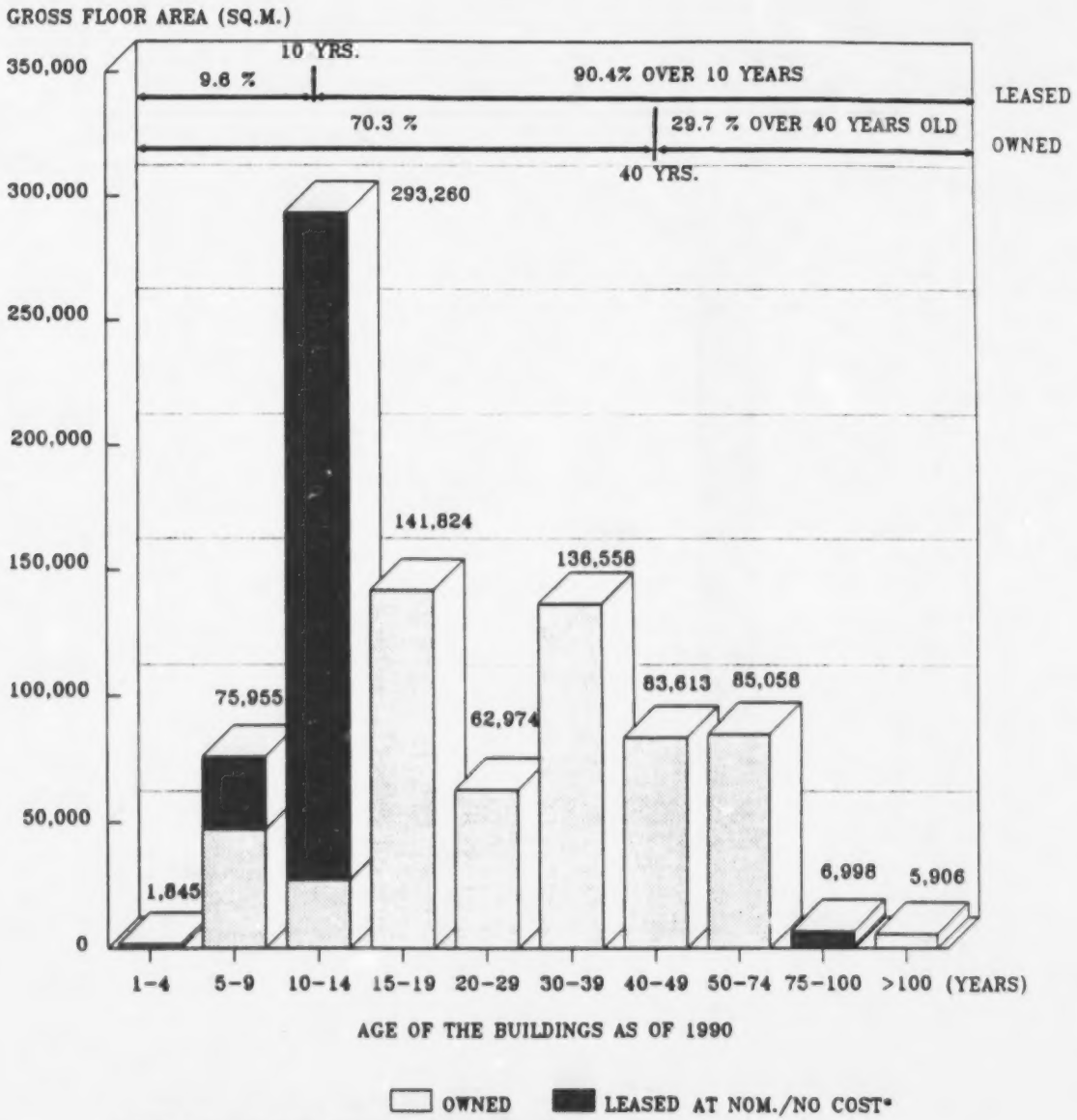
BUILDINGS LEASED AT NOMINAL/NO COST
TOTAL ESTIMATED VALUE: 1,342 Mil. US$




GENEVA $700.1 Mil. 23.38%
NAIROBI $20.1 Mil. 0.64%
OWNED
NEW YORK $648.1 Mil. 21.58%
JERUSALEM $3.3 Mil. 0.11%
ADDIS ABABA (O) $187.5 Mil. 6.26%
BANGKOK (O) $78.8 Mil. 2.62%
BANGKOK (L) $0.44 Mil. 0.01%
SANTIAGO (L) ($0.06 Mil) 0.001%
HAGUE $22.4 Mil. 0.75%
SANTIAGO $14.7 Mil. 0.48%
BAGHDAD $118.1 Mil. 3.86%
ADDIS ABABA (L) $0.24 Mil. 0.01%
LEASED
NOMINAL/NO COST
VIENNA $1202.7 Mil. 40.16%

ALL BUILDINGS
TOTAL ESTIMATED VALUE: 2,994 Mil. US$

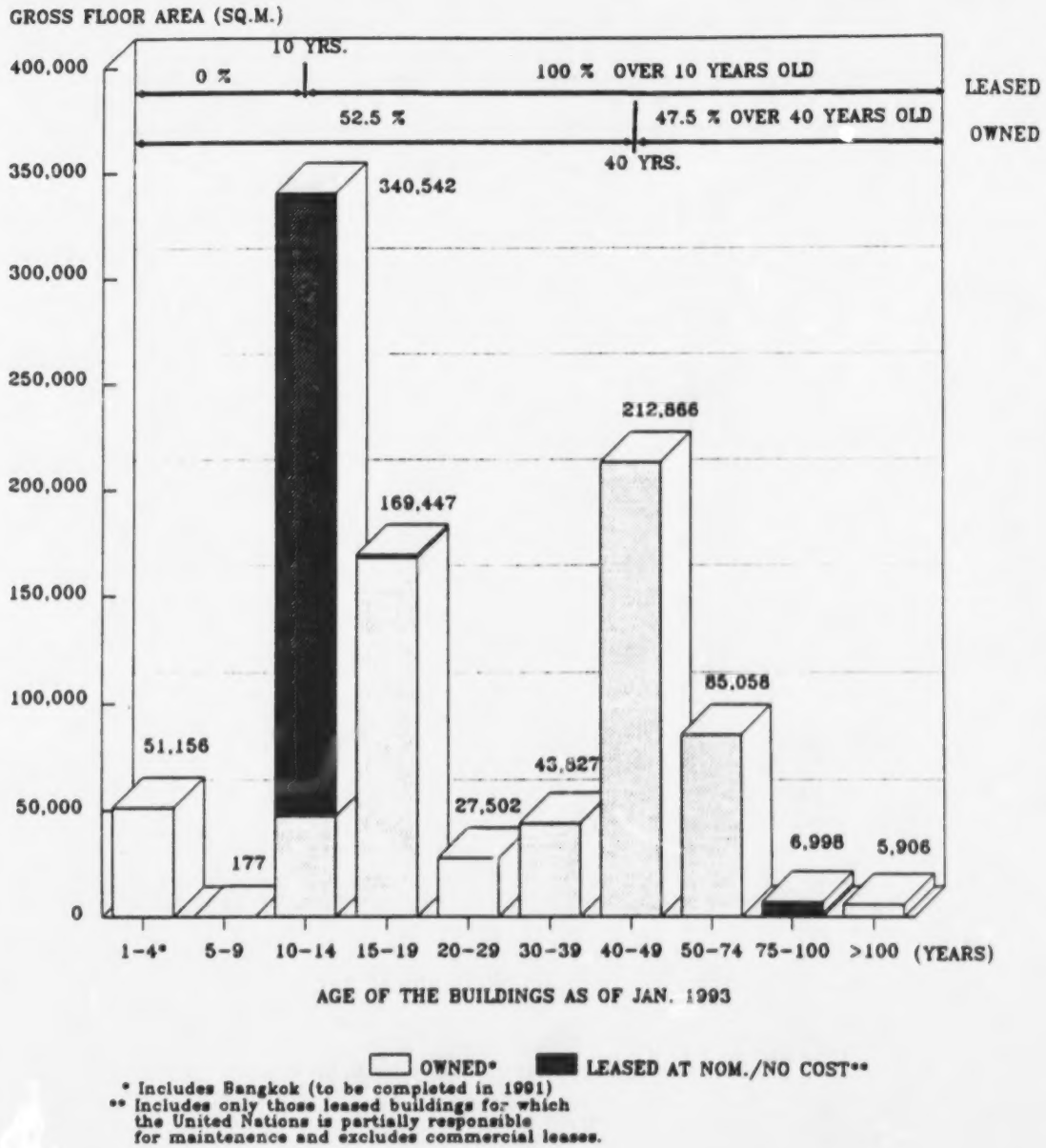
FIGURE 9
AGE OF LEASED/OWNED UN BUILDINGS*
BY GROSS FLOOR AREA IN SQ.M.
AS OF 1990



* Includes only those leased buildings for which the United Nations is partially responsible for maintenance and excludes commercial leases.

/...

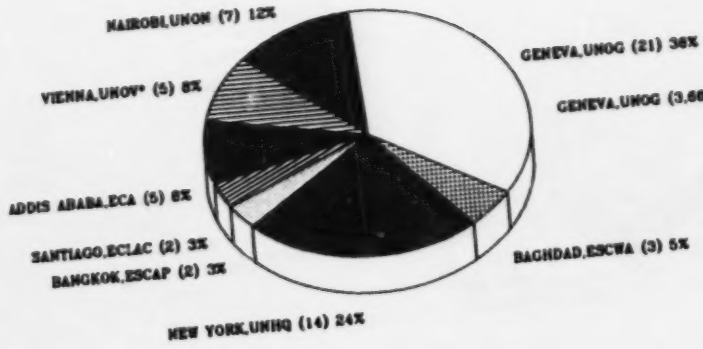
FIGURE 10
AGE OF LEASED/OWNED UN BUILDINGS**
BY GROSS FLOOR AREA IN SQ.M.
AS OF JANUARY 1993



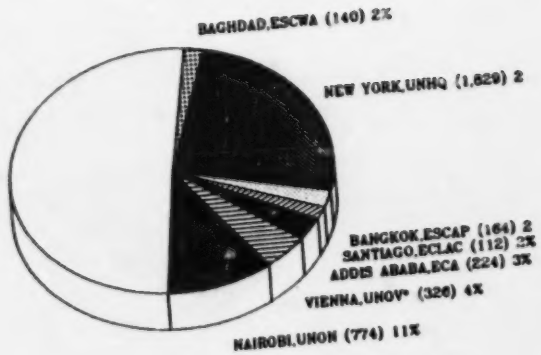
* Includes Bangkok (to be completed in 1991)
** Includes only those leased buildings for which the United Nations is partially responsible for maintenance and excludes commercial leases.

FIGURE 11
EXISTING CONFERENCE FACILITIES
UNITED NATIONS (1990)

NUMBER OF CONFERENCE ROOMS
W/SIMULTANEOUS INTERPRETATION EQUIP.



SEATING CAPACITY REPRESENTATIVES AT TABLE
W/SIMULTANEOUS INTERPRETATION EQUIP.



* Excludes rooms permanently allocated to IAEA and rooms in Austrian Conference Centre (see A/AC.172/137,page 19)

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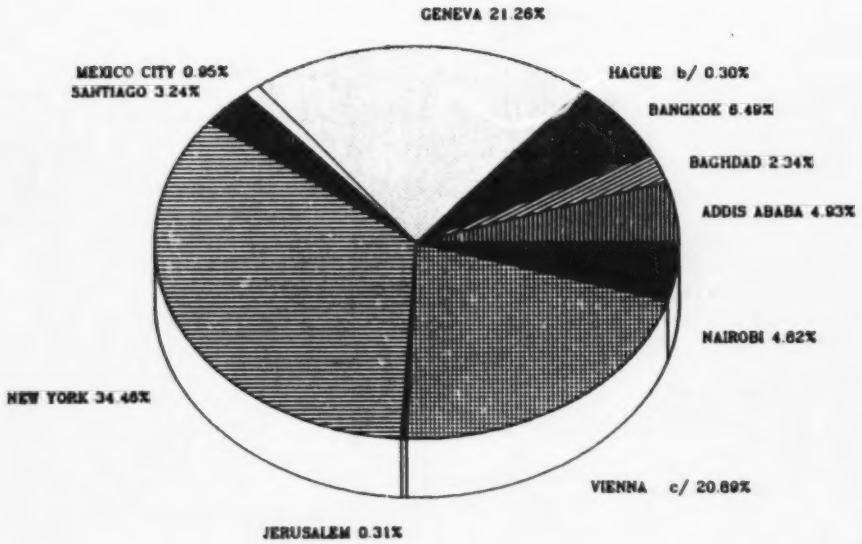
FIGURE 12
STAFF OCCUPANCY OF UN BUILDINGS AT PRINCIPAL DUTY STATIONS a/



a/ Approximate proportion at 31 December 1989. Includes staff of United Nations system appointed for one year or longer. Based on data from ACC/1990/PER/R.6, Table 19

b/ Includes ICJ only.

c/ Includes IAEA and UNIDO.